



CITY OF WATSONVILLE
COMMUNITY DEVELOPMENT DEPARTMENT
250 MAIN STREET • WATSONVILLE, CA 95076
TELEPHONE: (831) 768-3050 • www.cityofwatsonville.org

**NOTICE OF INTENT TO ADOPT A
MITIGATED NEGATIVE DECLARATION
200 MANABE OW ROAD
DISTRIBUTION FACILITY PROJECT**

NOTICE IS HEREBY GIVEN that the City of Watsonville (the City) has prepared an Initial Study to evaluate the environmental impacts of the proposed 200 Manabe Ow Road Distribution Facility Project, described below, and intends to adopt a Mitigated Negative Declaration in accordance with the California Environmental Quality Act. The Initial Study concludes that the proposed project would not have a significant adverse effect on the environment if the mitigation measures identified in the Initial Study are adopted and made conditions of approval of the proposed project.

FROM: City of Watsonville, Community Development Department
250 Main Street
Watsonville, CA 95076
Contact: Matt Orbach, Principal Planner
(831) 768-3075 or matt.orbach@cityofwatsonville.org

PUBLIC REVIEW PERIOD: The Initial Study and Proposed Mitigated Negative Declaration are available for public review at the following locations:

- Watsonville Public Library, 275 Main St., Suite 100, Watsonville, CA 95076
- Online under the "Planning Documents → Projects → 200 Manabe Ow Rd – Distribution Facility → Environmental Review" page of the City's website:
<https://www.cityofwatsonville.org/DocumentCenter/Index/157>

The Initial Study and proposed Mitigated Negative Declaration are available for a 30-day review period beginning **Friday, October 21, 2022 and ending Monday, November 21, 2022**. Comments on the Mitigated Negative Declaration must be submitted in writing within the 30-day review period and sent by mail, fax or email to:

City of Watsonville
Community Development Department
Attn: Matt Orbach, Principal Planner
250 Main Street
Watsonville, CA 95076
E-mail: matt.orbach@cityofwatsonville.org

PUBLIC MEETINGS: Meetings at which actions will be undertaken are listed below. The Watsonville City Council is the decision-making body responsible for adopting the proposed Mitigated Negative Declaration and approving the proposed project. The Watsonville Planning Commission will make a recommendation to the City Council on the proposed Mitigated Negative Declaration and the proposed project.

Planning Commission
Tuesday, December 6, 2022, 6:00 PM
City Council Chambers
275 Main Street, Top Floor
Watsonville, CA 95076

Please note that agendas are subject to change. To confirm the hearing dates, please contact the Community Development Department at (831) 768-3050 or the City's website at: <https://www.cityofwatsonville.org/195/Planning-Commission>.

LOCATION OF PROJECT: 200 Manabe Ow Road. Assessor's Parcel Number (APN): 018-711-33

SUMMARY PROJECT DESCRIPTION: The project proposes to construct a rectangular two-story industrial warehouse structure totaling 156,961 square feet, including a two-story office within the building containing approximately 15,900 square feet of office space and a 555 square-foot receiving office. An additional area totaling approximately 17,360 square feet would be available on the south side of the building for a possible future expansion, although no expansion is currently proposed or included in the project. Any future expansion of the building would be subject to a separate review by the City. A new 12-foot, six-inch tall screen wall would be constructed along the northwestern boundary of the proposed truck court. A nine-foot tall decorative security fence would be constructed around the western, southern, and eastern boundary of the truck court area and exit driveway. The proposed warehouse would operate as a distribution facility that operates 24 hours per day, Monday through Friday. Proposed operations would include multiple shifts of warehouse, delivery, and office employees. The site would be accessed via two driveways along the northern border of the site.

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